



CABRILLO COMMERCE CENTER

5555-5595 MAGNATRON BLVD
5600-5644 KEARNY MESA ROAD
SAN DIEGO, CALIFORNIA 92111



INDUSTRIAL/OFFICE/FLEX SUITES FOR LEASE

RYAN DOWNING, SIOR
858.546.5416
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CA LIC. 01955032

JACK TICE
619.500.7626
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SNAPSHOT OF AVAILABILITY

5600 Kearny Mesa Rd

100% Leased

5610 Kearny Mesa Rd

100% Leased

5620 Kearny Mesa Rd

Suite B	9,279 SF	\$2.00 NNN*	Available Now.
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5630 Kearny Mesa Rd

100% Leased

5640 Kearny Mesa Rd

100% Leased

5644 Kearny Mesa Rd

100% Leased

5555 Magnatron Blvd

Suite I	2,830 SF	\$2.05 NNN*	Available March 2024.
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5575 Magnatron Blvd

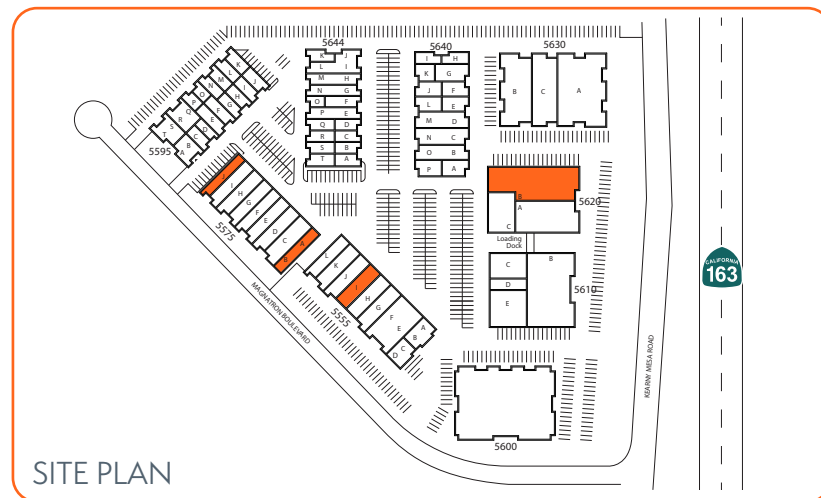
Suite A&B	2,786 SF	\$2.05 NNN*	Available Now.
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Suite J	2,458 SF	\$2.05 NNN*	Available with 30 day notice.
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5595 Magnatron Blvd

100% Leased

*NNNs = \$0.36 PSF



SITE PLAN

MULTI-TENANT INDUSTRIAL SUITES

Part of an approximately
214,380 Square Foot, (9)
Building Project



14' - 18'
Clear Height

Varying Suite Size
and Percentage
Build-outs

Excellent Access to
Highway 163, 52, I-5



Outstanding
Central San Diego
Location

Prominent Highway 163
Frontage and Visibility

AT&T and Time Warner
Cable connectivity



Natural gas available at
5640 Kearny Mesa Rd

On-site Deli

Security Patrol

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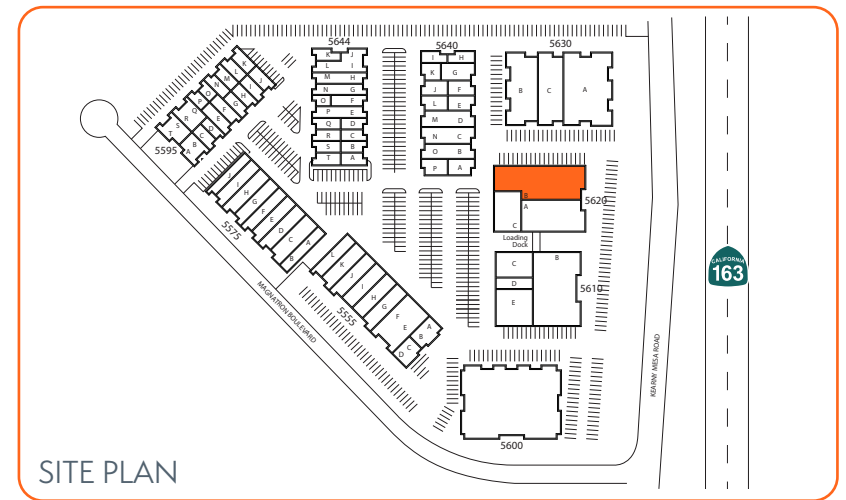
5620 KEARNY MESA RD

Suite B 9,279 SF \$2.00 PSF/Month NNN

Spec plan in progress. 20% office or showroom, balance warehouse. 2 GL doors. Excellent SR-163 freeway signage/visibility.

Available Now

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SITE PLAN



*Floor plan to be verified

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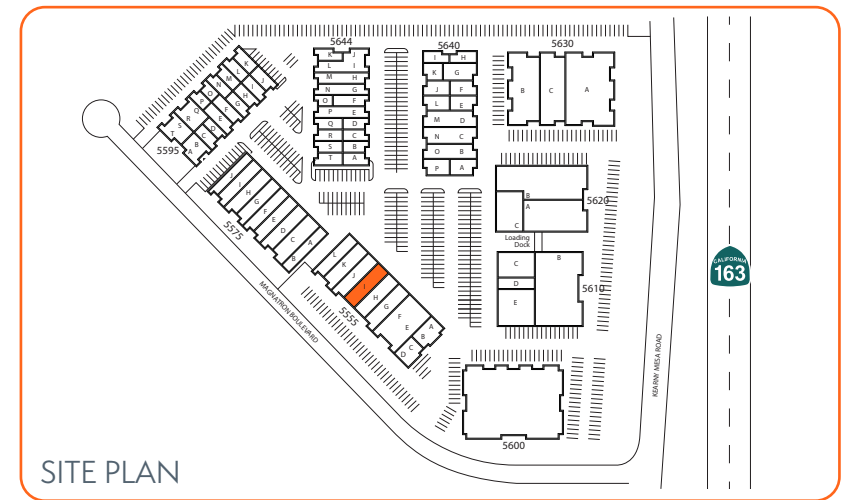
5555 KEARNY MESA RD

Suite I 2,830 SF \$2.05 PSF/Month NNN

Open reception/office, two private offices, balance warehouse, (1) restroom, (1) grade level door.

Available March 2024.

NNNs = \$0.36 PSF



*Floor plan to be verified

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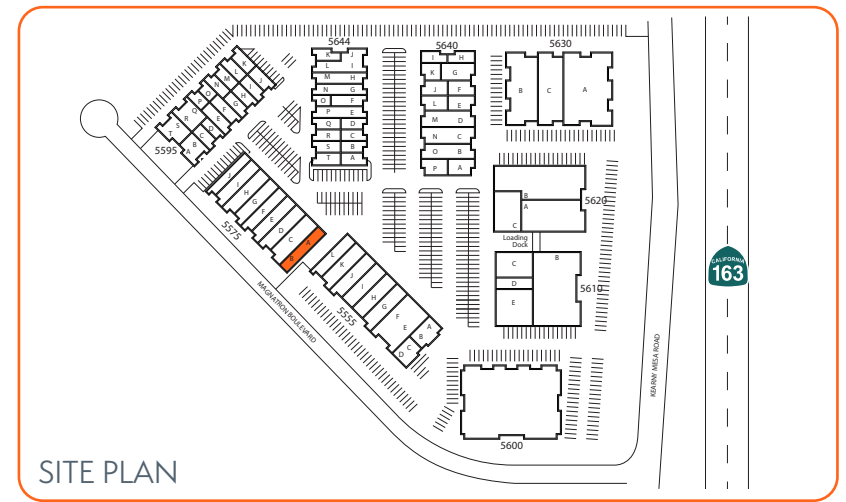
5575 MAGNATRON BLVD

Suite A/B 2,786 \$2.05 PSF/Month NNN

Reception, (2) Offices, (2) restrooms, balance warehouse. (1) GL door.

Available Now

NNNs = \$0.36 PSF



SITE PLAN



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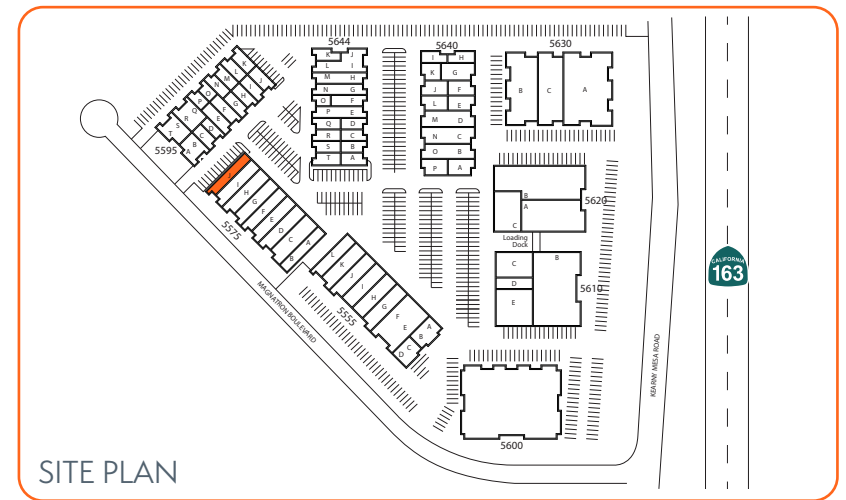
5575 MAGNATRON BLVD

Suite J 2,458 SF \$2.05 PSF/Month NNN

Details Pending.

Available with 30 day notice.

NNNs = \$0.36 PSF



SITE PLAN

FLOOR PLAN PENDING

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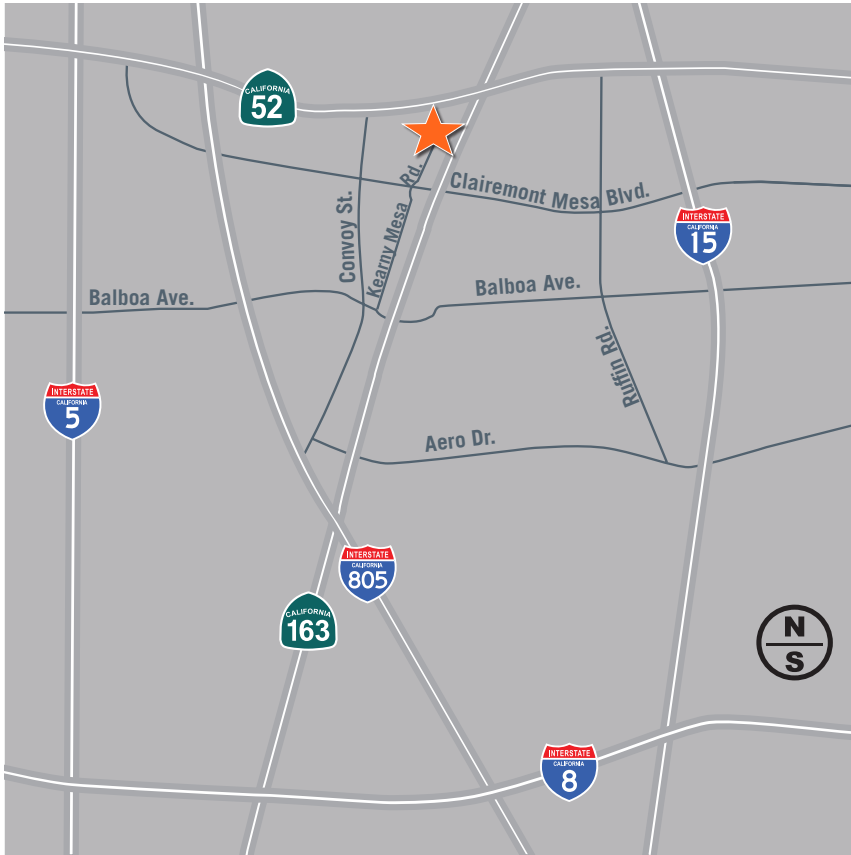




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LOCATOR MAP



AMENITIES



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